Morningside Drive Apartment
Is Sold on 100 P. C. Cooperative Plan by Brokers.

Spotts & Starr, Inc., announced yesterday the completion of the sale on the five story store and office building at the competitive plan to tenant concers of La Touraine, a six story elevator apartment house at 50 Morningside Drive, northwest corner of 115th street. The house has a frontage of 85 feet on the street at a foreclosure sale conducted by Joseph P. Day in the Real thirty-five suites. Edward M. Adelson the five the plans and Max Peaty has the general contract. S. Hellinger, attorney, The house has a frontage of 85 feet on Estate Exchange, at 14 Vesey street. 115th street and 100 feet on Morningside The price paid is nearly double the Drive, arranged in suites of six and seven rooms, accommodating twenty-four families. The property overlooks Morningside and Central Parks and is adjavicinity of Forty-second street.

The newly incorporated Bellam Realty and Construction Company will undermarkable rise in realty values in the theatrical district along Broadway in the theatrical district along Broadway in the values of the same property and Construction Company will undermarkable rise in realty values in the theatrical district along Broadway in the values of the same property and Construction Company will undermark the remarkable rise in realty values in the theatrical district along Broadway in the values of the same property and Construction Company will undermark the remarkable rise in realty values in the theatrical district along Broadway in the values of the same property and Construction Company will undermark the remarkable rise in realty values in the theatrical district along Broadway in the values of the same property and Construction Company will undermark the remarkable rise in realty values in the theatrical district along Broadway in the values in the values in the theatrical district along Broadway in the values in the values in the theatrical district along Broadway in the values in the theatrical district along Broadway in the values in the value of the values of the values of the values in the values of the valu cent to Columbia University, Teachers College, Barnard School, Horace Mann School, Lincoln Institute and the Catheproperty has been conveyed to La Touraine Apartments, Inc., the shares of which are owned by twenty-four tenant owners, each of whom will occupy an apartment.

Among the purchasers of apartments who in all probability will become offi-cers of the corporation are Mertle M. Hoover, professor of journalism at Columbia University; James L. Hallett of J. Pierpont Morgan & Co.; George D. Swartz of the Metropolitan Life Insurance Company; J. de Haas and F. Lewis.

The same brokers during the last year have successfully sold on the same plan the Spanger Aparlments opposite Columbia. have successfully sold on the same plan the Spencer Apartments, opposite Colum-bia College grounds at 523 West 121st street, housing twenty-four families, and the Woodrow Court Apartment, occupy-ing the block front on the east side of St. Nicholas avenue, between 169th and 170th streets, accommodating sixty-three families. These buildings are now being

cessfully operated on the cooperative Sells Greenwich Village Flats.

Max Marx sold to Bartholomew Sbar-boro the southwest corner of Bleecker and Charles streets, four five story apartment houses, with stores, 98x75. M. Kerner was the broker in the transaction. The houses are in the heart of Greenwich Village.

To Improve 23d Street Corner.

Plans have been filed for a three story showroom building and stores at the northeast corner of Fourth avenue and Twenty-third street for the 303 Fourth Avenue Corporation. Gronenberg & Leuchtag, architects, estimate the cost at \$110,000.

Dwelling Market Brisk Again.

For his own occupancy, Bernard F. Martin of the real estate operating firm of Foot & Martin, has bought from Ira Younker the three story dwelling, 17x103, at 27 East Ninety-third street, west of The brokers were

James L. Van Sant resold to John W. Manns and Alexander Chandler for oc-cupancy, 49 West 130th street, a four story dweiling, 20x100. The broker was

J. N. Gittens.
Otto E. Brugger, through the J. M. Kelly Company. sold 23 West 124th street, 25x100, to New York Turnverein. Bloomingdale, Carl R. Zaisser, president it is at present occupied by the Thirty-first Assembly District Republican Club. Porder & Co. sold for Richard Wightman, Jr., to Egbert N. Whiles, the five story dwelling at 235 West 137th street. James H. Cruikshank purchased from Frances E. B. Van Dyck, 151 West Ninety-third street, a three story dwelling. 17x102. Harry Sugerman was the broker.

N. J. E. C. Frast baye sold to S. L. Heloise de Forest Haynes sold to

broker.

M. L. & C. Ernst have sold to S. L.

Pakas 305 West 100th street, a five william B. Hale 261 West Eleventh story American basement dwelling, 17x 100, between West End avenue and Eliverside Artiva.

Charles S. Kohler, Inc., sold for the estate of Chris Abele "The Hazelburst," at 461 Fort Washington avenue, south-west corner of 181st street, a six story at 461 Fort Washington avenue, southwest corner of 181st street, a six etory elevator apartment house, 196,7 feet on 181st street, 106 feet on Fort Washington avenue, 197 feet on the southerly line and 118 feet on the rear line, containing suites of 4, 5, 6, 7, 8 and 9 rooms, renting for over \$50,000 per annum and held at \$225,000. This is the first sale of the property in the last twelve years. W. J. Flemming of Jules Nehring, Inc. was the associate broker. Morrison & Schiff, attorneys, represented the purchasers and Robert Bargman, the sellers.

MAX NATANSON SELLS 2 MIDTOWN BUILDINGS

Business Property Market Otherwise Dull.

Max N. Natanson sold to a client of William S. Baker 149 to 155 West Twenty-fourth street, a six story loft building, 83x94, held at \$275,000, and o

siso 20 West Seventeenth street, a twelve story loft building, 35x190, held at \$250,000.

James S. Anderson & Co., with Slawson & Hobbs, sold for the Monson Real Company. The vacant plot, 25x estimates the cost at \$160,000. son & Hobbs, sold for the Monson Real Estate Company, the vacant plot, 25x 100, on the north side of 181st street, between Amsterdam and Audubon ave-

Nativel Corporation (Morris Borsodi) bought from John P. and Honorine Kir-wan the plot, 200x100, at the southeast corner of Seaman avenue and 204th street,

QUEENS-RICHMOND DEALS.

The Stahl estate of Brooklyn sold to Edward E. Stapleton, Jr., a plot 30x100 on Twenty-sixth street, between Crocheron avenue and State street, Broadway, Flushing, for immediate improve-ment with a colonial dwelling for his use. The Halleran Agency, brokers, re-county sold two houses on Hawthorn there, near Central avenue, for Mr.

Carnelius G. Kolff sold for Walter H. Crittenden the vacant plot, 75x125, on Eim street, near Richmond Terrace, West New Brighton, Staten Island, to Samuel Friedman, who will build two two family houses.

\$960,000 BID WINS OWNED BY TENANTS BROADWAY BUILDING Builders Will Provide Flats

vicinity of Forty-second street.

The building has a frontage of 51.1 feet on Broadway and 128.4 feet on Forty-eighth street, with westerly southerly lines measuring 48 and 140.5 feet respectively. Its new owners control two other buildings in the same section on the north side of Forty-sixth street, east of Broadway.

The Hooven Service Bullding Corpora-

The Hooven Service Building Corpora-tion has as its president Monroe Gold-water, and its secretary Morris P. Alt-man. It has not fully decided as yet whether it will rebuild on the site of its latest purchase or lease the present building in its entirety or in sections. With the Strand Theatre the building just sold occurries the entire Broadway

With the Strand Theatre the building just sold occupies the entire Broadway block front between Forty-seventh and Forty-eighth streets. It was disposed of in an action brought against the Silk Realty Company and others by the Commerical Trust Company as trustee to satisfy a mortgage judgment amounting to \$460.000. There are also back taxes on the property totalling \$12,000. The old Brewster Carriage factory, which occupied the site of the present building, was sold by Joseph P. Day in 1910 to Samuel Keller Jacobs, president of the defendant company in the foreclosure proceedings, for \$525,000. Elighteen months later Mr. Jacobs resold it to the Marlclar Realty Company for a reported Mariclar Realty Company for a reported price of \$900,000.

Leases Upper Broadway Corner.

William Alperstein, a client of H. I. and L. Cohen, has leased from Marion S. I. Martin the five story flats on the northeast corner of 102d street and Broadway fronting 100 feet on Broadway and 100 feet on 102d street and known as 2680 to 2684 Broadway and 211 West 102d street. The lease is for twenty-one years and calls for an aggregate rental of \$500,000 for the term. Mr. Alperstein intends to make very extensive alterations and improvements to the property and construct stores on the ground floor thereof.

Sales Revealed in Transfers.

The Standard Bank has acquired the three story tenement, with stores, 25x 100, at 1890 Third avenue, near 104th street, from Kurt and Sylvia H. Leh-

Joseph and Cells Andert sold to Julius Levine 427 East Seventy-fourth street, a three story store tenement, 20.10x63.1x

Riverside drive.

Leonard Weill resold to Mrs. Elizabeth Comerford 55 East 128th street, a three story dwelling, 19x100. John T. Cedarhurst Park, Cedarhurst, L. I., in Wood was the broker.

To-day's Auction Schedule.

Joseph P. Day will sell at auction to-night at 8 o'clock 200 building sites at Cedarhurst Park, Cedarhurst, L. I., in the bailroom of the Cedarhurst Hotel, on The property has a large Allan A. Ryan Leases Home.

Allan A. Ryan Leases Home.

Allan A. Ryan banker and broker, has taken a home for the winter on Murray Hill. He leased through Pease & Eillman the former residence of the late David B. Van Emburgh at 30 East Thirty-eighth street from Mrs. Hamilton Fish Keen, who purchased the residence, valued at \$100,000, in June and its renting the property furnished. Last year Mr. Ryan occupied an apartment containing thirty-six rooms on two floors in the house at 903 Park avenue.

Sells the Hazelhurst.

Charles S. Kohler, Inc., sold for the satate of Chris Abele "The Hazelhurst," of sale have been made easy, only 20 per cent. may be paid in thirty-six equal monthly payments. equal monthly payments.

BRONX WILL HAVE NEW COLONY OF BUNGALOWS

The Crystal Building Corporation, Louis Crystal president, and repre-sented by Netter & Netter, as attor-neys, has purchased from Margarita d'Andrea the plot of fourteen lots at the northeast corner of Barnes avenue and 234th street and will erect on the site 234th street and will erect on the site fourteen stucco one story five room bungalows, each on a plot 29x100. Work on six of them has already been started. The houses, it is said, will be placed on the market at less than \$7,000

each.

Building and permanent loans running for thirteen and one-half years, payable in monthly instalments, have been obtained from the Bankers Loan and Investment Company.

vestment Company.
Rasmussen & Sauter sold for Rudolph
Weela the one family brick dwelling at
802 Fairmont place to H. R. Landos for

BRONK TRANSFERS.

Angelina Lavetola sold the plot. 53.3x 110x irregular, on the east side of Creston avenue, 457.11 feet north of 196th street, to the Padula Realty Company, which plans to improve the site with a six story apartment house.

John J. McKenna sold the plot, 190x 39, at the southeast corner of Creston avenue and Field place, to the P. H. Construction, which intends to build a five story apartment house.

Max Jaediker sold to Sylvin H. Cohn 1197 Davison avenue, a 31% story dwelling, 25x94.6x irregular.

Ginsburg Realty Company sold to Angelina Lavetola sold the plot, 53.3x

dwelling.
William Allen sold to the Hannay MENTS, 2 CAR GARAGE, WITH HEAT

MORE HOUSING SPACE PLANNED IN BROOKLYN

and Homes; Other Deals.

general contract. S. Heilinger, attorney represents the building company.

section. The company, which is represented by I. Sargent, attorney, has for appointed agents of 452 Lenox avenue.

REAL ESTATE AT AUCTION.

Mrs. WM. ZIEGLER, Sr.

Of Her Country Estate

24-Room Elizabethan Mansion and 11 Acres of Land

AUGUST 27th

70% on Mortgage at 6%

New York City



Apartments

Now ready, complete lists of the desirable apartments and private

EASE & ELLIMAN 340 Medison Avenue, N.Y.-Tel.Murray Hill 6200

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GOODWIN # ELLING, MANAGEMENT, LEASING.

Spuyten Duyvil and Riverdale, Above Harlem River.

RIVERDALE-

Borough of Brooklyn-Sale or Reat.

New I-family house with garage, sun parlor, attic: 3 to 5 bedrooms. Good looking and well built. LOCATIONS: 6th Ave. & 68th St., Bay Ridge

4th An. B. R. T. Sub. to Bay Ridge Ar.

Sullivan St. and Rogers Ave. Eastern Parkway Section Nostrand Av. I. R. T. Sub. to Sterling St.

Payments Like Rent Realty Associates, Builders 162 Remsen St., Brooklyn

25 MINUTES FROM WALL ST.

dwelling, 25x94.6x irregular.
Ginsburg Realty Company sold to
Morris M. Green 1755 Undercuiff avenue.
a 2½ story dwelling, 25x100.
Theresa Margentine sold to Adelaide
Foley 1029 Ogden avenue, a three story
5 BATHS, WITH ALL MODERN IMPROVE-JUST COMPLETED; IMMEDIATE POS-REGENT REALTY CO., 33 W. 42D ST. or your own broker.

M. C. O'Brien sold 881 St. Johns place,

a six family apartment house, 21x100, for Adam Dotzler; also 234 Underhill avenue, a three story store and apartment house, 18x80, for Meyer Tanz. The same broker leased 1736 Bedford avenue for the Harris Garage Corporation to the Fiat Motor Company for a sales-room.

Bulkley & Horton Company sold 103
Putnam avenue, between Classon and
Franklin avenues, a three story frame
store property, 20x100, for A. Levy.
Kilcoyne Bros. sold a plot 37.6x100 on
Fitty-second street, near Seventeenth
avenue, for James McDonald to A. Doberwitz, and for Peter Smythe a lot
20x100 on Thirteenth avenue, near Sixtysecond street, to Ciro Didone.
Henry Pierson & Co., Inc., sold 833
President street, a three story dwelling,
21x100, to Catherine Healey.

REALTY JOTTINGS.

The 235-237 West Fiftleth Street Corporation, which recently bought the ga-rage at that address, paid \$150,000 for it, according to deeds filed yesterday. Peter Gruenberg is the buyer of 518 East Eighty-second street, sold recently

REAL ESTATE AT AUCTION.

has ordered the

Absolute Auction Sale

in the most beautiful part of

RIDGEFIELD, CONN. Frontages on Main St., King's Lane and High Ridge Ave.

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Tel. "Plaza 903" 57 West 57th St.
See BYRNE & BOWMAN, 30 E. 42d St., for the sale, exchange or management of your property. Mortgages negotiated.

Fieldston

New York City's most accessible suburb GEORGE HOWE, 327 Fifth Ave., N. Y.

Your Rent Won't Be Raised If You BUY NOW a

Elm street, near Richmond Terrace, West New Brighton, Staten Island, to Samuel Friedman, who will build two two family houses.

NAVESINK SALE TO-MORROW.

Bryan L. Kennelly, Inc., will sell at public auction to-morrow at Navesink Fark, N. J., 250 plots suitable for summer bungalows or permanent homes, and four large dwellings situated on spacious grounds. The sale will be held at 2 P. M. in a large tent on the premises, regardless of weather conditions. The property is near Atlantic Highlands.

William Allen sold to the Hannay Ments, 2 CAR GARAGE, WITH HEAT Resists of the Hannay Resists of the Hannay Resists of the Hannay Resists of Southern Boulevard, 25x100, on the east side of Southern Boulevard, 174.4 feet south of Horizo etrest. Derothea Essig sold to Frank Giambruno the property, 25x100, on the west side of Grand Concourse, 50 feet north of Minerva place.

Samuel Braunstein sold the five story apartment house at 2145 Southern Boulevard, held at \$52,000, for B. Residual Property is near Atlantic Highlands.

William Allen sold to the Hannay Resity Corporation the property, 25x100, on the east side of Southern Boulevard, 174.4 feet south of Jonna Property, 25x100, on the west side of Country of The New York HERALD offers a real possibility of recovering your lost property.

All advertisement HERALD TO STORE TO LET Huberth & Huberth 2 Columbus Circle Stores—Buildings Stores—Country Stores—Buildings Stores—Can Be Eden Av. Statistics—Can Be Seen Any Time. Use Instance of Southern Builevard, 174.4 feet south of Frank Giambruno the property, 25x100, on the west side of Country of the Property Stores—Buildings Stores—Can Be Seen Any Time. Use Drove All Sizes—Can Be Seen Any Time. Use Stores—Buildings Mercatile PLOT, Located In Once of Flat Stores—Buildings Stores—Can Be Seen Any Time. Use Stores—Buildings Ments of Stores—Buildings Stores—Can Be Seen Any Time. Use Stores—Can Be Seen Any Time. Use Stores—Can Be Seen Any Time. Use Stores—Can Be Seen Any Time. All Stores—Can Be Seen Any Time. All Stores—Can Be Seen Any

REAL ESTATE—OUT OF CITY.

Long Island-Sale or Rent.

Forest Kills Cardens Houses and Villa Plots for Sale.

SAGE FOUNDATION HOMES CO. 47 W. 34th St., or Forest Hills, L. I. OLD GARDEN CITY.

Fully improved Restricted Building Piots. Size 40x100 and up. Terms Reasonable. The Garden City Company, Garden City, L. I. I. G. WOLF. 1270 Pway. N. Y. Exceptional bargains. on the North Shore.

NORTH SHORE REAL ESTATE. L'ECLUSE, WASHBURN & CO., ast 40th St. Vanderbilt 2584.

A \$10 BILL and \$3 per week will buy you a beautiful building plot, 50x100 or larger, at Bryn Mawr Park, close to city and station and adjoining Bronxville. These lots are bargains, but the fact that we advertise such casy terms does not mean that these IM-PROVED LOTS should be confounded with many of the chesp, unimproved lots now being offered at auction. Nearly 135 of these choice lots have been sold in the last few weeks in this property, having an ADIRON-DACK setting, yot within sight of the city. Come out and look them over.

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Office also at Bryn Mawr Park Station.

**Phone Yorkers 1448.

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RENNICKS REALTY CO.,
successors to ALLAHOUGH & SON,
26 North Av., New Rochelle.
Tels. 660 and 271. Connecticut-Sale or Rent.

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Loft Space 5.000 to 10.000 Square Feet.

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Bridge Plaza.

LONG ISLAND CITY FACTORIES & SITES 764 BROAD ST. NEWARK, N. J. E. E. Bond & Co., Inc. EST'D 1845.

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Store and Basement, 62x90. Loft 62x80.

Excellent light front and rear; wide street; good shipping facilities. All im-provements. Passenger and freight ele-vators. Immediate possession, Reason-489-493 Broome St. Canal 8068.

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Above 59th St.-5th Av. to East River.

Above 59th St .- 5th Av. to North River.

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Borough of Bronx-Sale or Rent.

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Long Island-Sale or Rent.

ALL year home, one acre, overlocking Man-hasset Bay, with water rights; charming brick house, modern in every detail; 3 baths; 2 car garage with living quarters; grounds beautifully planted; owner very suscious to sell at much less than cost. L'ECLIYE, WASHBURN & CO., 25 E. 40th st. Vander-bilt, 3556.

OMES AND ACREAGE. Write F. UNSER, Mincola. Tel. Garden City 1642W.

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(Saturday, Aug. 27, 1921)

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ATLANTIC HIGHLANDS

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Also on Bayelde Drive, Highland Av. and Adjoining Roads. With a Magnificent View of

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BUSINESS PLACES TO LET. Above 14th St. to 59th St. (Inclusive) East River to North River.

15 East 57thSt. 5 Story Building 43 x 100 Adapted for Club Display of Art, Modes, Millinery, Antiques, etc. Huberth & Huberth

Above 59th St .- 5th Av. to North River.

2 Columbus Circle

-Broadway Stores-N. E. Corner of B'way, 101st St.
New modern fronts, extra high cellings
large light and airy basement with each
store, excellent toilet facilities; convenlent to 1056 St. Subway and all surface
lines. High class apartment residential
section; excellent opportunity for the following businesse. Cigars, Millinery
Barber Shop, Hairdresser, Drasses, Sporting Goods, Candy, Haberdasher, Shoesete. Space 16 feet and upward in width,
attractive price on 5 year leases.

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APARTMENTS - UNFURNISHED.

From Battery to 14th St., Inclusive. 12th St. — 31-33 West Elevator apartments. An unusual suite of 7 large rooms and bath. Sunny, modern. Excellent location. \$3,200.

Superintendent on premises. Above 14th St. to 59th St. (Inclusive). East River to North River.

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South Near Plaza Hotel, Clubs and the centre of exclusiveness 2, 3 & 5 rooms & baths

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Botel Spencer Arms Broadway at 69th St. Ideal Suites of 1, 2, 3, 4 Rooms and Baths Furnished and Unfurnished

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MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE. BUILDERS want first mortgage money, amounts of \$5.000, \$1.000, \$5.000, \$6.000 mortgages, \$1.200, \$1.000, \$1.000; liberal dis-count. THERP BUILDING CO., \$029 90th road, Woodhaven.

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LOUIS SCHRAG, 142 West 23d St. CHARLES RERLIN, 3881 B way-Manage ment, sales, loans. FOR bargains in private dwellings apply to PORTER & CO., 159 West 125th at. ROMAINE BROWN, 10 East 43d st.

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New Garden Apartments

\$500 to \$2000 Initial Payment

And Monthly Payments as follows:

3 rooms and 1 bath . 4 rooms and 1 bath 85 to 115 78 to 156 5 rooms and 1 bath. 6 rooms and 1 bath 140 to 170 6 rooms and 2 baths . 115 to 185 159 to 7 rooms and 2 baths . . rooms and 2 baths . 222 to

10 rooms and 3 baths . . 237 to 280 Every Room an Outside Room

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SIX story elevator apartment, below 23d st.; rents very low, \$14,460; to close estate, price \$55,000; morigage to be arranged. DUROSS, 155 West 14th. WORTHY FARMS EVERYWHERE, BATSON FARM AGENCY, 489 5TH AV. N.Y Connecticut-Sale or Rent. ALL YEAR HOME—Acre, beautiful grounds;
5 minutes' walk station and trolley.
Well furnished. Immediate possession.
House well built; exceptionally pleasant;
12 rooms, 2 baths; best heating, lighting, plumbing; oak floors; large pinza; fine condition; garage two cars; henoery; garden; trees. Sell. including furniture, \$25,000; cheap, \$35,000.
E. H. PECK, care S. OSGOOD PELL & CO.,
17 W. 44th st. Phone Vanderbilt 5610. LEXINGTON AV., near 101st et., 3 story and basement brick dwelling; price \$12,500; terms. E. J. BIRLEY, 542 5th av. Phone 1732 Vanderbilt.

LADD & NICHOLS. Tel. 1717 Greenwich, Conn.

WEST SIDE DWELLINGS.
Houghton Company, 174 W. 72d st.
WEST SIDE dwellings for sale. M. H.
GAILLARD & CO., 2299 B'way,
70S, near West End—4 story and basement
dwelling; immediate possession; estate
must sell. Murray Hill 4639. New Jersey-Sale or Rent. AT MOUNTAIN STATION, South Orange— New Colonial 8 room house, all improve-ments; \$21,500, on especially easy terms, O, S. THOMPSON, 257 4th av., New York, Tel. Gramercy 3163. BARGAIN, American basement dwelling on 88th st., 12 rooms, 2 baths; price reduced to \$25,000, only \$2,500 cash required; pea-session at once; keys at this office. M. R. GAILLARD & CO., 83d and Broadway. CARLSTADT, N. J.-Two corner lots, hear of town; curbed and guttered; reasonable ELIZABETH FOTH, 435 Hackensack st.

PERTH AMBOY, N. J.—Two story building, large double store, workroom about 100 ft.; improvements; garage; easy terms; good for manufacturer; garment operators picutiful. Apply GOLD, 291 B'way. Worth 0543. McLERNON BROS., REAL ESTATE, 128 W. Fordham road, Phone 0230 Ford.

Owner needs cash; hardwood, electric; 20x109: 151 Rulland road, near Bedford av.; exclusive section. Owner on premises be-tween 2 and 4 P. M., dally, or JAMES CLARKE, 187 Ralph av., Brooklyn. RIDGEWOOD-UNUSUAL BARGAINS. AT ELMHURST-To close an estate, will

arge rooms and improvements, space on hird floor for 5 additional rooms, arrage, and 100250, excellent neighborhood; near though a special control of the second se

Pay me \$2,500 and house is yours; pay the sai, \$2,500 and house is yours; pay the sai, \$2,500 and house is yours; pay the sai, \$2,500 and house is your own terms like rent; a wonderful little home of 8 ine bouns, 2 tiled haths, parquet floors, steam eated; casy to care for; a servantless home tile electric washer, vacuum cleaner, electe lights and electric range; on tree shaded ounds, 100x200 ft., in one of the control of POREST HILLS GARDENS.
For rent from October 1, tapestry brick house and garage, 8 rooms, 2 bathrooms, every improvement, hot water heat, open fireplace; corner property; large grounds, beautifully planted; 15 minutes from Penn. Station. Address D 525 Herald, 280 Broad-

with large open fireplace; cozy sun room, with French windows; FROM QUEENS BORD BRIDGE follow left branch of clevated road to Grand avenue station and turn right to Norwood Gardens, or take interbore or B. R. T. Broadway subway strain to Grand av. station; PRICE \$15,000.

Casy terms. RCKERT-BROWN REALTY CO., 52 Vanderbilt av. Telephone Vanderbilt 9484.

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A 3,000 ACRE CAMP.

Within 100 miles of Manhattan, over beaulifer roads, many fine atteams, mile long
lake. AUSTIN FINEGAN, 35 Nazsau.

TOTH ST. (\$15 Park av.)—Most attractively
fermished 8 large rooms, 3 baths, immediate possession or from October 1, for 1 or 2
years' lease. Agent on premises.

SUMMER RESIDENCES TO LET.

Westchester.

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